

MINUTES
CHICOPEE MOBILEHOME RENT CONTROL BOARD
JUNE 13, 2011 @ 6:00 P.M.

MEMBERS PRESENT

Robert Hopkins, Sharyn Riley, Ronald Lafond

ALSO PRESENT

Christine Lessing-Provost, Attorney to the Board
Chantal Paul, Secretary to the Board

OLD BUSINESS

Robert Hopkins: Motion to approve minutes of February 15, 2011, February 28, 201 and March 14, 2011.

Ronald Lafond: I make a motion to approve minutes.

Sharyn Riley: I second motion. **Motion passes unanimously.**

Robert Hopkins: Any other old business?

Sharyn Riley: Yes, actually I thought I made a motion at the last meeting to send a letter to the Mayor about getting more members on our Board.

Robert Hopkins: I am guilty; I have not sent that, I will put it on my list to do. There was one person interested.

NEW BUSINESS

Robert Hopkins: We have the request for rent increase by S&M Bluebird, and that was received by the Law Department some time ago. This constitutes the Initial Meeting. We have Marc Dugre, the CPA for the firm, and we have Stan and Mark Grochmal.

The first order of business is that I must read the Rules. (Robert reads Rules...)

Mark Grochmal: Did you change that, it was one year before the first initial petition.

Robert Hopkins: We can bar you from coming back for a period of two years from the date of the adjustment going into effect.

I believe in your case we allowed you to come back so that the increase would be smaller.

Christine Lessing Provost: I have a question. The notification of the Initial Meeting, I have not seen anything certified from the mobilehome park saying they notified the tenants.

Mark Grochmal: We did, we put a flyer on everyone's mail box.

Christine Lessing Provost: But you have to provide the Board with something signed under the pains and penalties of perjury stating that you did so.

Grochmals: We will get you something.

Robert Hopkins: The next thing we need to do is schedule...Attorney Lessing Provost is saying the information be provided 30 days from today. Do we need to have a meeting?

Christine Lessing Provost: No we do not.

Robert Hopkins: Okay, so we're going to...

Christine Lessing Provost: On or before July 13th.

Robert Hopkins: So the information has to be sent to us and to the tenants within 30 days of tonight which would be July 13th. The deadline for you as the park to send all the information to us and to the tenants, everything you want us to consider.

Christine Lessing Provost: You can mail it or you can drop it off, but it has to be in sets of five.

Robert Hopkins: You have to so certify that you have done so as well. You don't have to send certified mail though. The Board, again, shall order any tenant who intends to provide copies to the Board within 60 days of the Initial Meeting. There will be no meeting on July 13th. August 13th would be a Friday, so by that time...

Christine Lessing Provost: The 12th. The 12th is the 30th day because there's 31 days in August. So by Friday the 12th the tenants will have to provide any rebuttal proposal.

Robert Hopkins: So the deadline for the tenants to provide any information is August 12th. After that we need to schedule a hearing date no earlier than 30 days in which the tenants have been ordered to provide the owner information regarding the adjustment of rents, which puts us into September.

Christine Lessing Provost: So no earlier than September 11th which is a Sunday anyway which puts us into September 12th. The hearing will be on September 26th.

Robert Hopkins: As a reminder, you are ordered to notify every tenant in writing of the hearing date and you shall so certify this to the Board as well, the hearing date of September 26th.

Robert Hopkins: There are no tenants here tonight. Do you have a Tenant's Association?

Grochmals: Yes.

Christine Lessing Provost: Just letting you know what my comment was, is that it says that you have 30 days to provide any information from today and then the tenants have an additional 30 days to respond, but I wanted to know who is going to give the tenants notice that they have 30 days to file a rebuttal or response. The other option would be to include it in your proposal a letter that states “you have 30 days from receipt of this”. You can do a general cover letter.

Stanley Grochmal: I will go over there personally and talk to the president of the association and we will put it in the letter as well.

Robert Hopkins: We cannot consider anything that we do not get it in writing. Kevin Corridan said that the initial sending of the stuff received by the Law Department is sufficient to start the clock.

Robert Hopkins: For the record, we have received affirmation that the tenants have been notified in writing. Alright, that the business with S&M Bluebird, do we have any other business to come before us tonight?

Board: No.

Robert Hopkins: The next meeting of the Mobilehome Rent Control Board shall be next Monday to consider another request for rent increase from another mobilehome park 6:00 here. Motion to adjourn at this time?

Ronald Lafond: I make a motion to adjourn.

Motion to adjourn at 6:32 p.m.